

**SPECIAL COMMITTEE ON RIVERFRONT ACTIVITIES  
AND BASEBALL**

**August 21, 2007**  
**Aldermen Lopez, Gatsas,**  
**Smith, DeVries, Roy**

**9:00 AM**  
**Aldermanic Chambers**  
**City Hall (3<sup>rd</sup> Floor)**

Chairman Lopez called the meeting to order.

The Clerk called the roll.

Present: Aldermen Lopez, Gatsas, Smith, DeVries, Roy (arrived late)

Messrs.: City Solicitor Clark, Rick Brenner, Max Sink, William Sanders

Chairman Lopez addressed item 3 of the agenda:

3. Discussion relating to proposed renovation to the left field picnic area by the NH Fisher Cats at MerchantsAuto.com Stadium.

Chairman Lopez stated thank you everyone for coming in the morning here...this is primarily an informational meeting and I'd like to start off with Attorney Clark to give us a view of the contract for the record.

City Solicitor Clark stated basically when the contract was drafted it contemplated the team and the City both being able to make improvements to the stadium after the initial completion date. Specifically Article IX allows the manager at its sole expense to make alteration improvements and replacements including capital improvements as necessary or desirable to improve the ballpark in accordance with existing standards of baseball facilities. The only caveat is that the manager needs written approval of the City if it's going to make structural changes. Frank Thomas and I have discussed that...the intent of that language was if they were going to do something that would affect the integrity of the building so it wouldn't be able to sustain itself or standup that would be a structural change that would need City approval...placing of new rooms or a building of this sort on top I don't believe needs City approval.

Chairman Lopez stated I've motioned for the Finance Officer and Assessor to come forward in case there are any questions. With that we have the Manager, Rick Brenner, who will give us a brief overhaul view of what he plans on doing down at the Fisher Cat Stadium.

Mr. Rick Brenner, President & General Manager of the NH Fischer Cats, stated first of all good morning everybody and thank you for getting together this morning and discussing this with us. I guess the intent is purely to maintain and add to the building. The plans call for the same look and corrugated steel that's on the outside of the building...nothing that's any different than what you already see. We've had plans the past several years looking in that picnic area...just a cement slab above left field looking for something covered. So the wood lounge somehow with the architect and what not has gotten labeled on this but it's more of a covering with a bar in the existing picnic area. So that's really what we're looking to do. Whether we use it differently than we currently use it or not we probably intend to after games but as far as games go it's just another place to go over the left field corner, be under cover, watch a Red Sox game maybe on TV and enjoy the ballpark.

Chairman Lopez stated I guess one of the questions as far as the cost...we've had conversation with the Finance Officer over the phone and I was present at that time so maybe the Finance Officer can comment on the finances.

Mr. William Sanders, Finance Officer, stated the total cost of the improvement will be borne by the baseball team, they'll be no expense to the City and they'll be no utilization of the capital reserve fund for this project.

Alderman DeVries asked could you tell me the existing properties...I guess you'd describe them as being off center field...the patio area for the hotel and such won't be affected by this project?

Mr. Brenner replied I don't see why it would be...we have a great relationship with the folks at the Hilton Garden Inn. We have no intention of creating any animosity or issues.

Alderman DeVries stated you wouldn't be blocking any views or anything.

Mr. Brenner stated completely over to the left.

Alderman DeVries stated so there's no devaluing of the surrounding properties. Thank you, excellent, looks great.

Alderman Smith stated I noticed that you're going to have restrooms...are they going to be ADA accessible?

Mr. Brenner replied yes. The one thing that is missing from the plan as well is a ramp to the lower level of the picnic area. We've asked our architect to add that in.

Alderman Smith stated just a follow-up...I noticed that you have seating, is that correct, for 60 people...roughly speaking.

Mr. Brenner stated roughly 60 people.

Chairman Lopez asked does the Building Department have any problems whatsoever...I know this is primarily an informational meeting here...in issuing the permit so that the committee is aware of it. Are we all squared away now?

Mr. Max Sink, Deputy Building Commissioner, replied no real problems. We've gotten architectural and structural plans...they've been preliminarily reviewed and some comments were generated. First of all, we were sort of awaiting the decision from this committee. Secondly, they need food service plan approved by the Health Department. The accessibility of the lower level was brought up either access provided to that lower level seating section or a statement of compliance with the ADA from the architect...either one of those things. So that seems to be covered. And, lastly, which is the letter from the structural engineer basically stating that the existing structure can accommodate the loads especially with regard to seismic requirements. So those things plus the electrical, plumbing and mechanical plans have yet to be submitted. So those would make up the package, review time would be fairly quick.

Chairman Lopez asked are there any other questions from the committee? There were none. I presume this committee is giving you its blessing and hope you get it built as soon as possible which is the purpose of this meeting so everyone is on board in supporting the efforts of the Fisher Cats Stadium.

Alderman DeVries stated you don't need a motion on this so would you like a motion to adjourn?

Alderman Roy interjected wouldn't it be prudent to take a voice vote giving our blessing to this?

Chairman Lopez stated that's fine we can take a vote.

Alderman DeVries moved to accept the project as presented subject to meeting proper permitting conditions. Alderman Roy duly seconded the motion. There being none opposed, the motion carried.

There being no further business to come before the Committee, on motion of Alderman DeVries, duly seconded by Alderman Roy, it was voted to adjourn.

A True Record. Attest.

Clerk of Committee